

Avoca School District No. 37 Board holds open house to discuss status of Avoca Center

SCHOOLS

Philip Gonzales | Jan 9, 2017



Avoca School District No. 37 Board of Education met Wednesday, Oct. 26.

Here are the minutes as provided by Avoca SD No. 37:

Avoca School District 37 Board of Education is located at 2921 Illinois Rd, Wilmette, IL

AVOCA SCHOOL DISTRICT 37

BOARD OF EDUCATION

Special Minutes Avoca Center Community Open House

October 26, 2016

The Board of Education met in special session on October 26, 2016, at 6:46 p.m. in the Gymnasium at Avoca Center, 3013 Illinois Road, Wilmette, Illinois. The President called the meeting to order and asked the Board Recorder to call the roll.

The following members were present:

Louise Dechovitz, Jeffrey Greengoss, President, Sheryl Swibel, Rick Zelinsky, Vice President

Absent:

William Bazianos, Joel Raynes, Rosanne Ullman

Also Present:

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John Adler, Community Development Director, City of Wilmette

Beth Dever, Chief School Business Official, Cindy Deutsch, Video Recorder

Tim Furman, District Technology Specialist

Andy Garcia, Avoca District Maintenance, Suzanne Harris, Board Recorder, Dr. Kevin Jauch, Superintendent/Board Secretary, Carrie Matlock, District Architect, Howard Metz, District Attorney, Steve Wilson, Executive Director, Wilmette Park District

Avoca Center Community Open House Presentation

At 7:00 p.m., Superintendent, Kevin Jauch and Chief School Business Official, Beth Dever, began a presentation for the community regarding the options under consideration for Avoca Center. Dr. Jauch started the presentation by introducing the Board of Education, noting the experience and level of district and community knowledge this Board contributes to the discussion regarding Avoca Center. The presentation shared information in regards to the history of Avoca Center, how the Board arrived at the options to either

renovate or sell Avoca Center to a developer for single family homes, the advantages and disadvantages of both options and further considerations taken by the Board to reach these two options.

The parcel of land under consideration is tax parcel 05-29-303-031; it is zoned R-A and is 4.22 acres in size. The Avoca Park fields behind both Avoca Center and Marie Murphy will remain as they are and will still be utilized to run the Wilmette Park District's soccer programs. Dr. Jauch gave a brief history of Avoca center. The building was opened in 1957 to accommodate an exceptional influx of students to the district at that time. The building was no longer needed by the district as an educational facility by 1977. Since that time, Avoca School District 37 has acted in the capacity of landlord to a variety of tenants.

Ms. Dever gave the community a breakdown of the financial revenues and expenditures associated with maintaining Avoca Center as a rental facility. Based on an average over the past 8 years, the district receives approximately \$392,201 in rental income annually. The district spends approximately \$230,971 annually to maintain the facility, netting a \$161,230 profit annually. Dr. Jauch included district enrollment trends for the past 25 years, which have been remarkably steady. If the enrollment trend continues, the district will not ever use Avoca Center as a school. If there is a spike in enrollment, the district has ample space to either house by rearranging current classrooms and offices or build on to the existing schools.

Ms. Dever explained the financial aspects of renovating Avoca Center. The total expense without calculating the interest owed for the sale of bonds is approximately \$6.7 million. The capital improvement projects necessary between Marie Murphy School and Avoca West also total around \$6 million. At an annual rental profit of \$160,000, District would "break even" on \$6,751,830 (which does not include interest on the bonds) after 42 years. Anticipating higher rent and lower utility and maintenance costs, at an annual rental profit of \$260,000, District would "break even" on \$6,751,830 (which does not include interest on the bonds) after 26 years.

Dr. Jauch also presented the advantages and disadvantages of both options. Noting the financial, aesthetic and fundamental ways the community and district would be impacted through either option. Dr. Jauch highlighted a variety of discussion items the Board considered to arrive at the two options. The presentation was concluded by highlighting the next steps of the process. The Board will review the comments and questions at their Committee of the Whole Meeting on November 3, 2016 and may act on a decision as soon as the November 17, 2016. The attendees of the meeting were invited to ask questions, comment and take a tour of the facility.

MEETING ADJOURNS

Mr. Zelinsky moved to adjourn the meeting, and Ms. Dechovitz seconded the motion. Upon a voice vote, with all members voting aye, the motion was carried. The Special Board Meeting for the Avoca Center Community Open House adjourned at 8:03 p.m.

President Jeffrey Greengoss

Secretary Kevin Jauch